

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
(FINAL) MEETING MINUTES OF THURSDAY, MARCH 24, 2005**

The members of the Crossroads Project Area Committee (PAC) held their meeting at College Avenue Baptist Church, 3rd Floor Meeting Room in Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:33 p.m. to 8:00 p.m.

Members present at Roll Call: David Nelson, Kevin Carter, Jose Lopez, Carl Davis, Harry Kattoula, Jody Talbott, Michael Trunzo, and David Parson [08].

The following members arrived after Roll Call: Daniele Laman (6:45), Erik Weichelt (upon appointment) and Christine Van Spornsen [03].

Members not present: Alison Grant-Carlos, Mason Youman, Abdi Mohamoud and Alexei Ochola [04].

Staff in attendance: Tracy Reed and Michele St Bernard.

CALL TO ORDER: Called to order at approximately 6:33 p.m. by Michael Trunzo.

1. **ROLL CALL:** A quorum was established when 8 of the 14 PAC members were present at 6:37 p.m. 1 PAC position was vacant at the time of roll call.

2. **APPROVAL OF AGENDA:** for March 24, 2005

MOTION – **Jose/David P:** Approve agenda; passes (7-0-1c).

3. **APPROVAL OF MINUTES:** for January 26, 2005.

MOTION – **David P/David N:** Approve minutes; passes (7-0-1/1c).

4. **COMMITTEE MEMBER COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

Jody: I want to say that Newell's house was in the UT.

Jose: I want to invite the Crossroads PAC to a Tour of the Fox Canyon park sites on Saturday April 30th at 9 am. Distributed flyer to Committee and Public.

PUBLIC COMMENT ON NON-AGENDA ITEMS: (synopsis of discussions)

Newell Booth: I am trying to schedule a joint meeting with ECC and the Planning Department.

5. **OLD BUSINESS:** (synopsis of discussions)

- **Update:** Project Area – Tracy Reed, Redevelopment Agency.

5404 El Cajon Blvd: The property owner has applied for a conditional use permit. The planning department does not support the application because it is inconsistent with recommendation in the College Area community plan.

Aztec Motel: The property was recently bought by a commercial developer, however, the property it is back on the market. The planning department would not support solely a commercial development on this 1-acre parcel which ¼ is zoned for commercial the remainder is multiple-family. I believe the list price is \$4 million.

July PAC Meeting: The meeting will be in Adam Hall rather than the Visitor Center.

David N.: What is going on with the Kmart site?

Tracy: It has been announced in the paper to be converted to a Sears Essentials. Sears has said they would work with someone to do a mixed-used project similar to that in Uptown.

- **Action:** Appointment – South Business Representative.

Tracy: The only application that the agency has received is from Erik Weichelt and distributed Erik's application/interest letter date January 14, 2005.

Erik: Introduced himself, talked about his business and background, and why he wants serve on the PAC.

MOTION – **Jose/Daniele:** Motion to accept/elect Erick Weichelt, passes (8-0-1c).

- **Information/Action:** Crossroads Parks – Work Group Report.

David P: The group discussed the park fees at our last meeting and someone from the planning department attended the meeting to answer questions. We are holding off on making a recommendation because we may have 1 or 2 more meetings. I hope to have everything done for the May PAC meeting.

- **Information/Action:** University Avenue Revitalization (Jump Start).

Jody: Discussed the proposal. We are evaluating if it should be a business improvement district (BID), maintenance assessments district (MAD) or some combination of both. The main issues are street lights and sidewalks. We need to talk to property and business owners and survey them. We have a letter from the police department regarding the problems in the area and inadequate street lighting and we have sent letters to Council and the College BID for in-kind support We made need some funding from the PAC to get this action going.

Daniele: Don't forget the islands of commercial (at Redwood and Billman).

David P: Lighting is something that Crossroads could do for University Ave.

Erik: I could work with you to get addresses.

Mike: Who wants to be on the Working Group for University Avenue?

(Erik, Harry, David N. and Jody)

Erik: We can meet in my office.

(Christine Van Spornsen arrives)

6. NEW BUSINESS: (synopsis of discussions)

- **Information:** PAC Resignations.

Tracy: Adbi Mohamoud and Mason Youman have submitted their resignation.

Daniele: Can the PAC or City staff write a letter to the City Heights Community Planning Group to inform them that their appointee is not showing up for PAC meetings and to solicit another member of their group?

Tracy: I will confirm who should write the letter.

▪ **Information:** Centrepont; Douglas Wilson Companies

Terry Plowden: Reviewed the company's history and projects and discussed the differences of their proposal to the previous proposal. Distributed a site plan and described the development. Mixed use development, market rate housing, 300 units, consistent with the community plan, town homes, row homes, residential flats, tuck under parking and an above grade parking structure, a small percentage of the parking would be tandem. We may be looking for a deviance from the community plan on the tandem parking issues for 7% of the units. We have purchased the property, ground breaking would occur in 18-months. We are requesting agency assistance regarding lease acquisitions, tenant relocations and affordable housing costs. The Architect for the development is KTGy.

Kevin: What is the height of the development?

Terry: The maximum height allowed by the zone is 50 feet. The development will be 4 stories or about 50 feet in the center and near El Cajon Blvd. The town homes will be 3 stories or about 35 feet.

Danielle: What are the park fees for the project? Could you bring that information to the Eastern Area Planning Committee meeting? How is the access for Fire Safety? Will you be saving existing trees in the neighborhood?

Terry: I'll bring the park fee information to the Eastern Area meeting. We are respecting the 150 feet rule for fire safety and I'll address the existing street tree issue at the Eastern Area meeting.

David P: I'd like to see a more traditional response to the commercial requirements for the development, rather than the proposed 15 live/work units.

MOTION – David P/Jody: Adjourn; passes (10-0-1c) @ 8:00 p.m.

This information will be made available in alternative formats upon request.

Prepared: 05/06/05 tr

Revised:

Draft (Final) Approved: May 26, 2005
Motion was by: Daniele/Jody

Revisions are in: Double Underlined and Italic
PAC vote was: 6-0-1c